
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1722 10th Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 28, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	21-100	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Architect John Linam Jr returns with a revised concept design for construction of a two-story rowhouse with a third story setback from the front on a vacant lot in the U Street Historic District. The Board found a proposal for a three-story, bay-fronted house to be incompatible with the uniform height of this row at the December 2020 meeting.

As the Board will remember, the site is set within a row of two-story Italianate frame rowhouses that have remained intact in massing with only minor alterations to the front façades resulting in various punched window sizes and door placements.

Proposal

The revised proposal calls for construction of a two rowhouse above a partially raised basement with third floor set back 32'3" from the front facade. The house's façade would be clad in Hardie-plank and no longer contains a bay projection. At the rear, the height of the building with the third story will be 33'8" and the third story will slope down from 10' at the rear to 8' at the front of the third story. The architectural details on the front are inspired by but differentiated from the neighboring Italianate rowhouses.

Evaluation

The plans have lowered the building height on the front elevation to align with the flanking historic buildings, the projecting bay eliminated, and the windows spaced to relate to the rhythm of openings on the row. The third story has been set back to a position that it will not be visible from the street view, as confirmed in a lumber-mock up viewed by staff on site. The revised proposal is compatible in terms of height, massing, and rhythm to the particular context of its location in the middle of a row of houses of uniform height, flat elevations, and an established rhythm of window and door openings.

Recommendation

The HPO recommends that the Board find the proposal compatible in height, massing and rhythm of openings.

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